



# Planning & Development

**Development Services Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

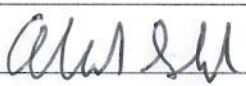

## Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<p><b>Section(s) of UDO affected: 1. PER RALEIGH UDO SECTION 1.5.9.B:</b></p> <p>1. <b>PER RALEIGH UDO SECTION 1.5.9.B:</b> THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE THE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET OF THE BUILDING FACADE.</p> <p>2. <b>PER RALEIGH UDO SECTION 1.5.9.B.3:</b> IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AN URBAN FRONTAGE IS APPLIED, A MINIMUM OF 60% OF THE STREET-FACING, STREET-LEVEL WINDOW PANE SURFACE ARE JUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET. WINDOWS SHALL NOT BE MADE OPAQUE BY NON-OPERABLE WINDOW TREATMENTS (EXCEPT CURTAINS, BLINDS OR SHADES WITH THE CONDITIONED SPACE).</p> <p>3. <b>PER RALEIGH UDO SECTION 3.2.5.F.:</b> A BUILDING IN A NX- ZONE MUST HAVE A 33% TRANSPARENCY AT THE GROUND STORY.</p> <p>4. <b>PER RALEIGH UDO SECTION 1.5.9.C:</b> THE PLANNING AND DEVELOPMENT OFFICER MAY IN ACCORDANCE WITH SEC. 10.2.17 REDUCE THE REQUIRED TRANSPARENCY, SUBJECT TO ALL OF THE FOLLOWING FINDINGS:</p> <ul style="list-style-type: none"><li>1. THE APPROVED ALTERNATE MEETS THE INTENT OF THE TRANSPARENCY REQUIREMENTS; NEW STOREFRONT WINDOWS ARE BETWEEN 0 AND 10'-4" FEET AND MORE THAN 50% OF THE REQUIRED TRANSPARENCY IS BETWEEN 3 AND 8 FEET OF THE BUILDING FACADE.</li><li>2. THE APPROVED ALTERNATE CONFORMS WITH THE COMPREHENSIVE PLAN AND ADOPTED CITY PLANS; AND</li><li>3. THE STREET-FACING BUILDING FACADE UTILIZES OTHER ARCHITECTURAL TREATMENTS TO CREATE VISUAL INTEREST TO OFFSET THE REDUCTION IN TRANSPARENCY. THE ARCHITECTURAL STYLE IS INSPIRED BY CLASSIC FRENCH BISTROS. DETAILS INCLUDE EXTERIOR MOLDED PANELS, INTRICATE TRIM DETAILS AND GOLD ACCENTS THROUGH DOOR AND WINDOW HARDWARE.</li></ul> <p>5. <b>EXISTING FACADE AREA: 367 SF</b> <b>EXISTING FENESTRATION TRANSPARENCY: 121 SF/ 367 SF = 33%</b> <b>NEW FENESTRATION TRANSPARENCY: 106 SF/ 367 SF = 29%</b></p>	<p><b>Transaction Number</b></p>

Provide an explanation of the alternate requested, along with an applicant's statement of the findings REQUESTING RELIEF FROM PROVIDING A 33% STOREFRONT TRANSPARENCY. WE STRIVE TO MEET THE INTENT OF THE TRANSPARENCY REQUIREMENTS AS NOTED ABOVE BUT DUE TO LIMITED INTERIOR SQUARE FOOTAGE AND POSITIONING OF THE BAR AND KITCHEN WE ARE UNABLE TO ADD ANY ADDITIONAL WINDOWS TO THE STOREFRONT.

Provide all associated case plan numbers including zoning and site plan:

## GENERAL INFORMATION

<b>Property Address:</b> 620 N. PERSON STREET, SUITE 101, RALEIGH, NC 27604		<b>Date:</b> 11/1/2018
<b>Property PIN:</b> 1704825233	<b>Current Zoning:</b> NX-3-SH	
<b>Nearest Intersection:</b> PACE STREET		<b>Property size (in acres):</b> .13
<b>Property Owner:</b> ALKESH SHAH	<b>Phone :</b> 919-818-4974	<b>Mail:</b> PO BOX 10403, RALEIGH 27605
	<b>Email:</b> ALKESHSHAH99@GMAIL.COM	
<b>Project Contact Person:</b> Bhavneet Birdi	<b>Phone:</b> 850-980-4552	<b>Mail:</b> 222 N. BLOODWORTH STREET, RALEIGH, NC 27601
	<b>Email:</b> Bhavneet@louischerry.com	
<b>Property Owner Signature</b> 	<b>Email:</b> ALKESHSHAH99@GMAIL.COM	
<b>Notary</b> Sworn and subscribed before me this <u>30<sup>th</sup></u> day of <u>October</u> , 20 <u>18</u>	<b>Notary Signature and Seal</b> 	



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# JOLIE

620 N. PERSON STREET, SUITE 101  
RALEIGH, NORTH CAROLINA 27604

PACKAGE:   ADMINISTRATIVE ALTERNATE

SHEET #	SHEET NAME
GENERAL	
G-001	COVER, SHEET INDEX, PROJECT LOCATION
ARCHITECTURE	
D-101	EXISTING PLANS
D-102	EXISTING REFLECTED CEILING PLAN
D-201	EXISTING ELEVATIONS
A-100	SITE PLAN
A-100B	EXISTING SITE PHOTOS
A-101	UTILITY PLAN
A-102	GROUND PLAN, WALL LEGEND, WINDOW AND DOOR SCHEDULE
A-103	TERRACE ROOF PLAN
A-121	REFLECTED CEILING PLANS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS

ADMINISTRATIVE SITE REVIEW  
TRANSACTION NUMBER: 575148

## Major Encroachment - 620 N. Person Street, Suite 101

Morris, Kyle D <kdmorris1@ncdot.gov> Mon, Oct 29, 2018 at 2:54 PM  
To: Bhavneet Birdi <bhavneet@louischerry.com>  
Cc: "Wheeler, Millard S" <mhwheeler@ncdot.gov>, "Brennan, Sean P" <spbrennan@ncdot.gov>

Bhavneet,

After having some internal discussions with the NCDOT Division Office and City of Raleigh, NCDOT is not going to require a formal encroachment agreement for the outswinging doors and windows. Additionally, the proposed bike racks are on Pace Street, a City of Raleigh roadway. Therefore, no NCDOT encroachment agreement will be required for the bike racks either.

This email shall serve as approval for the proposed outswinging door and windows (see attached). Please let me know if you need anything else or have questions.

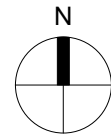
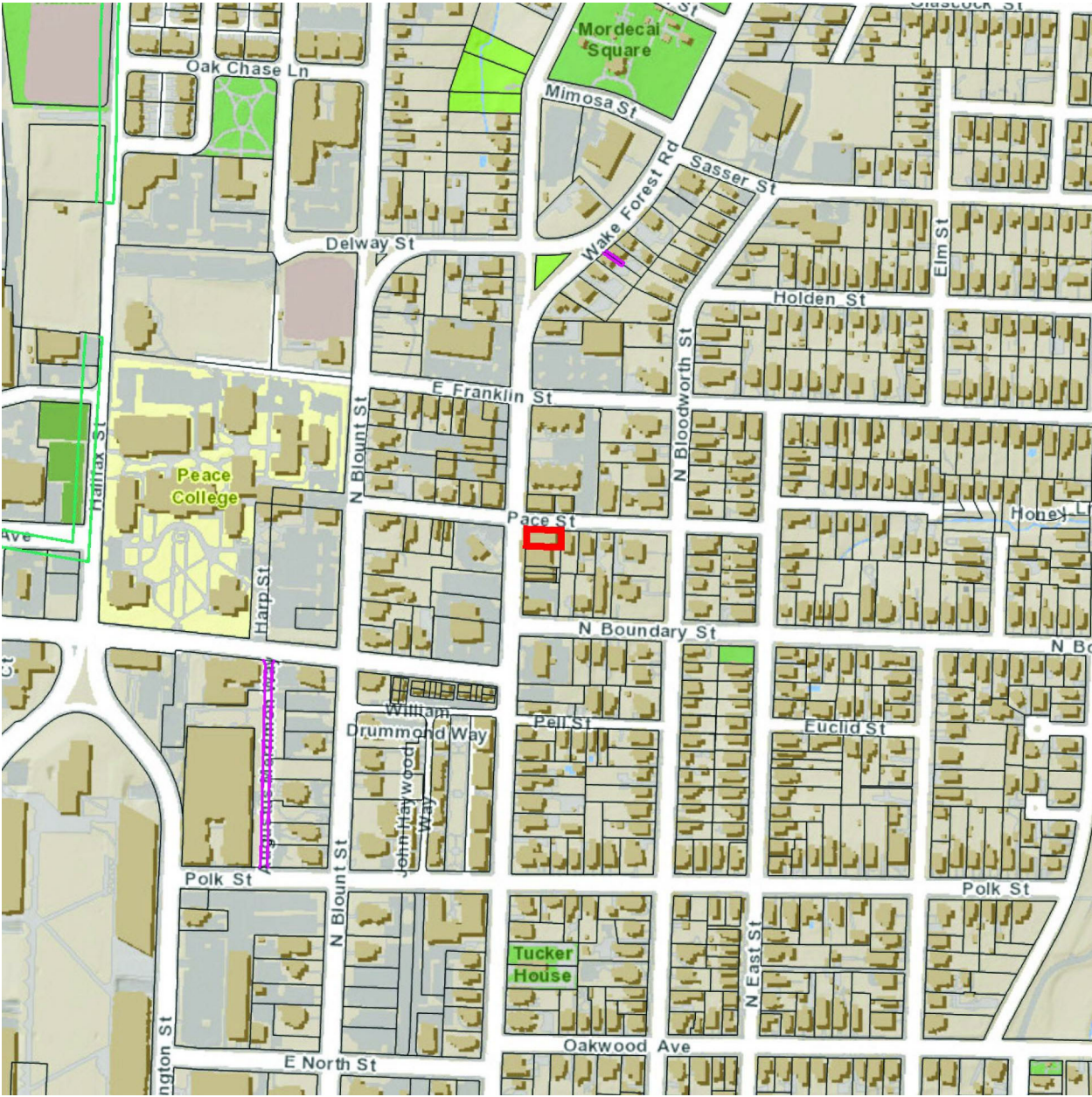
Thanks!

Kyle Morris  
Assistant District Engineer  
Division 5/District 1  
Department of Transportation

919-733-3213 office  
kdmorris1@ncdot.gov

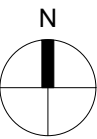
4009 District Drive (Physical Address)  
Raleigh, NC 27607

1575 Mail Service Center (Mailing Address)  
Raleigh, NC 27699-1575



## VICINTY MAP

SCALE: 1"=500'



## PROJECT LOCATION

SCALE: 1"=50'

## A-99-18 – 10/8/18 BOARD OF ADJUSTMENTS

Decision:    Approved as requested.

WHEREAS Alkesh Shah, property owner, requests complete relief from the outdoor amenity area requirements set forth in Section 3.2.5.A.3. of the Unified Development Ordinance as well as complete relief from the long-term bicycle parking required by Section 7.1.2.C. of the Unified Development Ordinance in order to permit a change of use to the existing general building to allow a restaurant use on a .13 acre parcel zoned Neighborhood Mixed Use-3-Shopfront and located at 620 North Person Street.

## CODE REVIEW NOTES

- THERE IS NO GRADING TAKING PLACE WITH THIS SITE.
- ROOF-MOUNTED EQUIPMENT WILL BE SCREENED WITH A WOOD SLAT WALL PER UDO SECTION 7.2.5.D.2.C.
- SOLID WASTE COLLECTION IS COLLECTED IN ROLL-OUT BINS AT THE BACK OF THE BUILDING ON PACE STREET. SEE A-002 SITE PLAN.
- THIS SITE WILL COMPLY WITH PARKING REGULATIONS IN UDO SECTION 7.1.2 AND PARKING REQUIREMENTS BY USE CHART AND 7.1.3.C.5. SEE G-002 CODE SUMMARY TO DETAILS.
- THIS SITE HAS BEEN REQUESTED COMPLETE RELIEF FROM THE OUTDOOR AMENITY AREA REQUIREMENTS SET FORTH IN SECTION 3.2.5.A.3 OF THE UDO AS WELL AS COMPLETE RELIEF FROM LONG-TERM BICYCLE PARKING REQUIREMENT BY SECTION 7.1.2.C.OF THE UDO. SEE BOARD OF ADJUSTMENTS APPROVAL A-99-18 BELOW.
- PLEASE SEE ATTACHED EMAIL FROM KYLE MORRIS, NCDOT ASSISTANT DISTRICT ENGINEER FOR APPROVED RELIEF FROM NCDOT REGARDING MAJOR ENCROACHMENT OF DOOR AND WINDOW SWING INTO THE RIGHT OF WAY.

## COVER SHEET INDEX, PROJECT LOCATION

## JOLIE

PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

SEALS:

LOUIS CHERRY  
ARCHITECTURE

Project No.: 1806  
Date: 11/01/2018  
Scale: 1/4" = 1'-0"

G-001



N PERSON STREET

DEMO EXISTING  
EXTERIOR LIGHT  
FIXTURES

D-201 1

PACE STREET

D-201  
2

22'-10 1/2"  
22'-4"

20'-0 3/4"  
19'-5 1/2"

EXISTING HANDRAIL TO REMAIN

NO DEMOLITION WORK ON  
EXISTING ROOF TERRACE

EXISTING WALKWAY

3'-6"

DN

EXISTING  
STAIRWAY

EXISTING ROOF  
EQUIPMENT - FIELD  
VERIFY LOCATION

EXISTING  
ROOF  
EQUIPMENT -  
FIELD VERIFY  
LOCATION

2

D-101

## EXISTING TERRACE PLAN

1/4" = 1'-0"

N PERSON STREET

D-201 1

PACE STREET

D-201  
2

10'-8 1/4"

11'-2 3/8"

11'-0 1/4"

10'-6 1/16"

1

2

3

4

20'-0"

DEMO NON-LOADBEARING  
STOREFRONT

EXISTING PLUMBING PIPES  
TO REMAIN

EXISTING HVAC DUCT TO  
REMAIN

EXISTING ELECTRICAL PANEL TO REMAIN

MAINTAIN 30" CLEAR SPACE IN  
FRONT OF ELECTRICAL PANEL

EXISTING MOP SINK TO REMAIN

DEMO EXISTING BAR WALL

EXISTING FLOOR SINK

EXISTING HSS COLUMNS

EXISTING STAIRWAY

DN

EXISTING STAIRWAY

EXISTING  
VESTIBULE

EXISTING  
BUILDING  
CHASE

DEMO EXISTING  
FLOOR AND  
WALL TILE

DEMO EXISTING LAVATORY FIXTURES

1

D-101

## EXISTING GROUND PLAN

1/4" = 1'-0"

SEALS:

LOUIS CHERRY  
ARCHITECTURE

JOLIE

EXISTING PLANS

Project No.: 1806

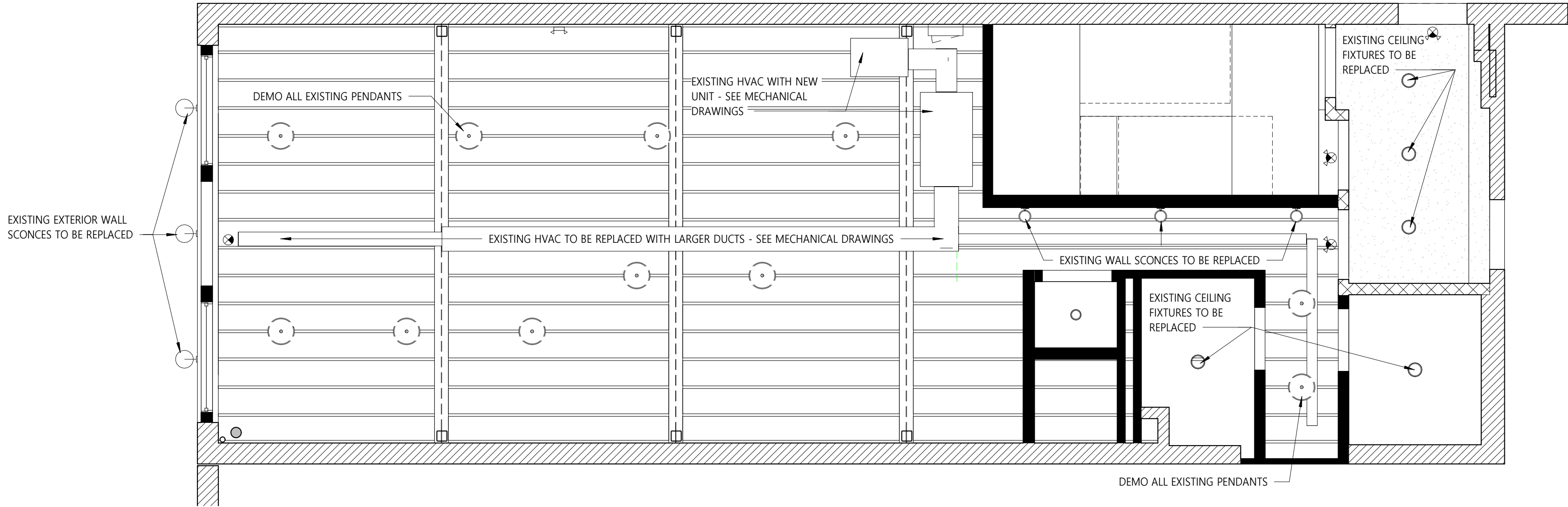
Date 11/01/2018

Scale: 1/4" = 1'-0"

PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

D-101





1  
D-102

GROUND REFLECTED CEILING PLAN - EXISTING

1/4" = 1'-0"

SEALS:

LOUIS CHERRY  
ARCHITECTURE

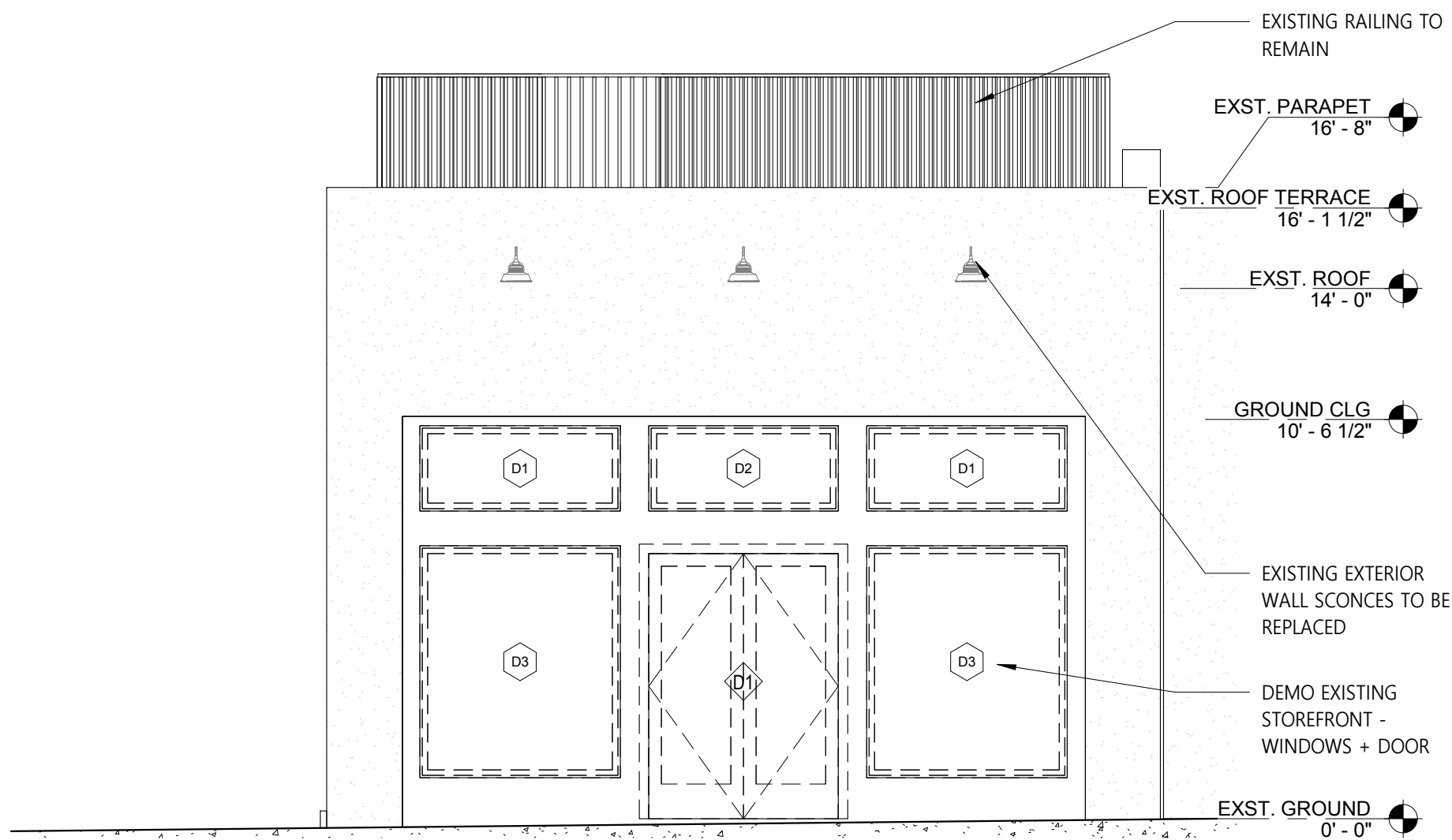
JOLIE

EXISTING REFLECTED CEILING  
PLAN

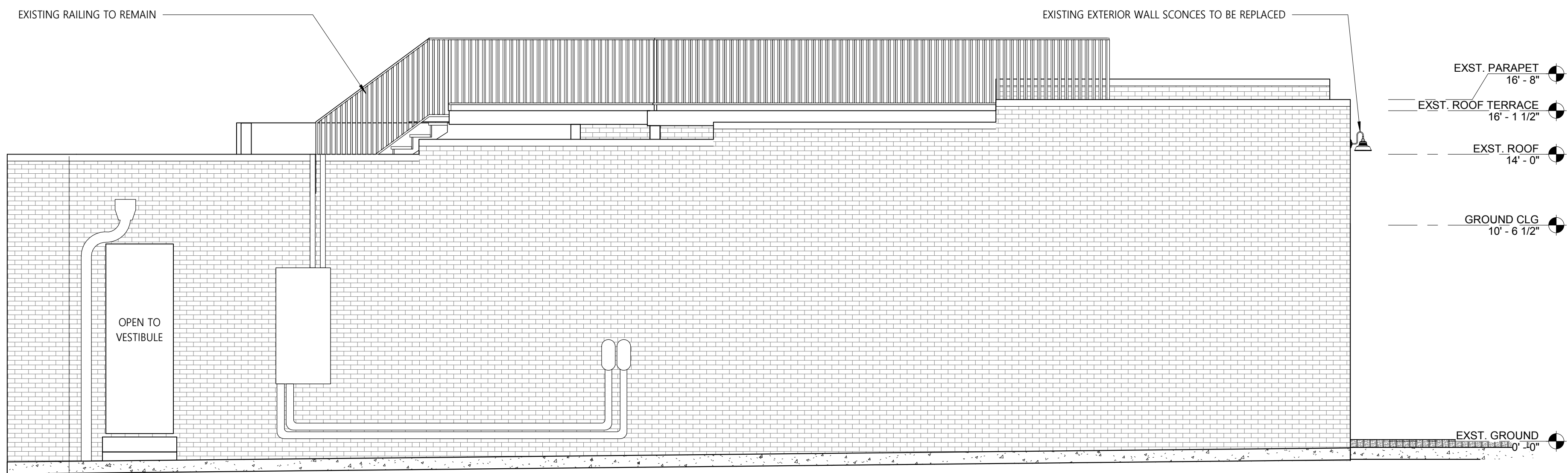
PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

Project No.: 1806  
Date: 11/01/2018  
Scale: 1/4" = 1'-0"  
D-102





1  
D-201  
**EXISITNG WEST ELEVATION**  
1/4" = 1'-0"

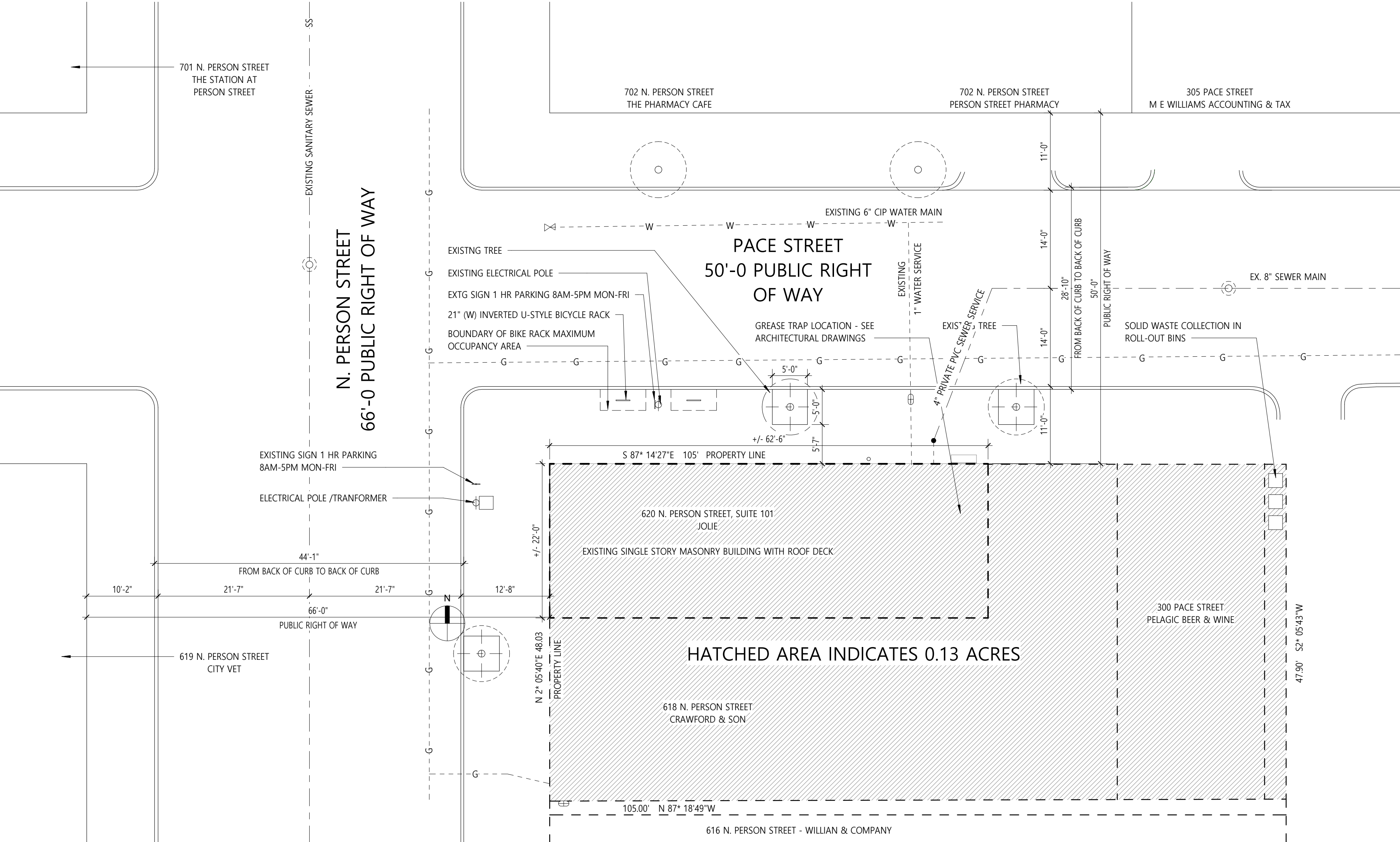


2  
D-201  
**NORTH ELEVATION - EXISTING**  
1/4" = 1'-0"



SITE PLAN NOTES

- 1. REFERENCE ARCHITECTURAL PLANS FOR DETAILS ON EXISTING SINGLE-STORY MASONRY BUILDING.
- 2. GREASE TRAP TO BE INSTALLED IN EXISTING EXTERIOR VESTIBULE.
- 3. CITY OF RALEIGH TREE CONSERVATION REGULATIONS DO NO APPLY TO THIS PROJECT PER U.D.O. SEC. 9.1.2. THIS PROPERTY IS LESS THAN 2 ACRES.
- 4. LOCATED IN NX-3-SH ZONE.
- 5. THERE IS NO GRADING TAKING PLACE ON THE SITE.
- 6. THERE IS NO BUILDING EXPANSION.



SEALS:

LOUIS CHERRY  
ARCHITECTURE

JOLIE

SITE PLAN

PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

Project No.: 1806  
Date: 11/01/2018  
Scale: As indicated  
A-100





EXISTING INTERSECTION AT PACE AND PERSON STREET



EXISTING PACE STREET SIDEWALK



EXISTING PERSON STREET SIDEWALK



EXISTING PERSON STREET FACADE



EXISTING INTERSECTION OF PERSON AND PACE STREET



EXISTING PERSON STREET SIDEWALK

EXISTING SITE PHOTOS

JOLIE

SEALS:

LOUIS CHERRY  
ARCHITECTURE

PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

Project No.: 1806  
Date: 11/01/2018  
Scale: A-100B



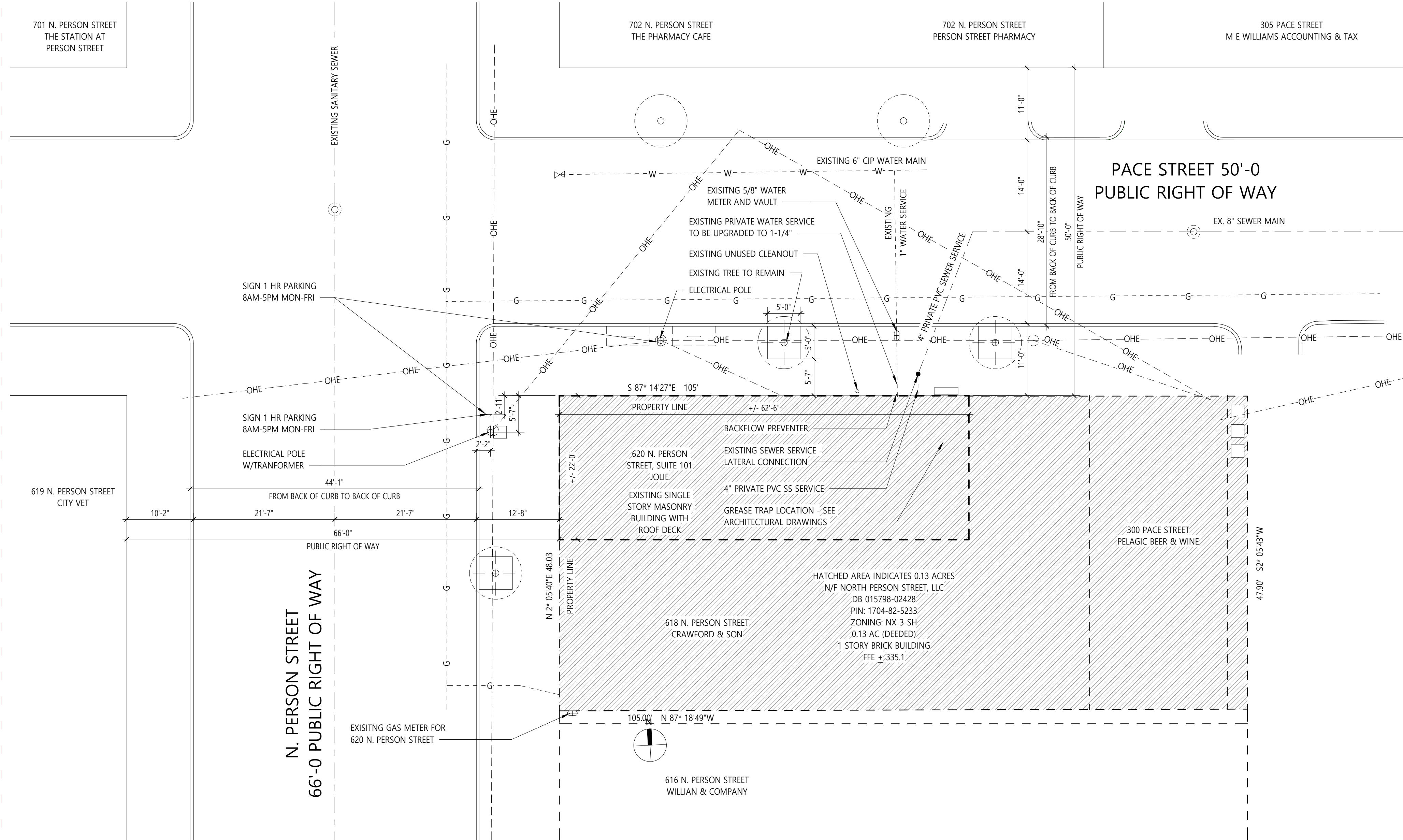
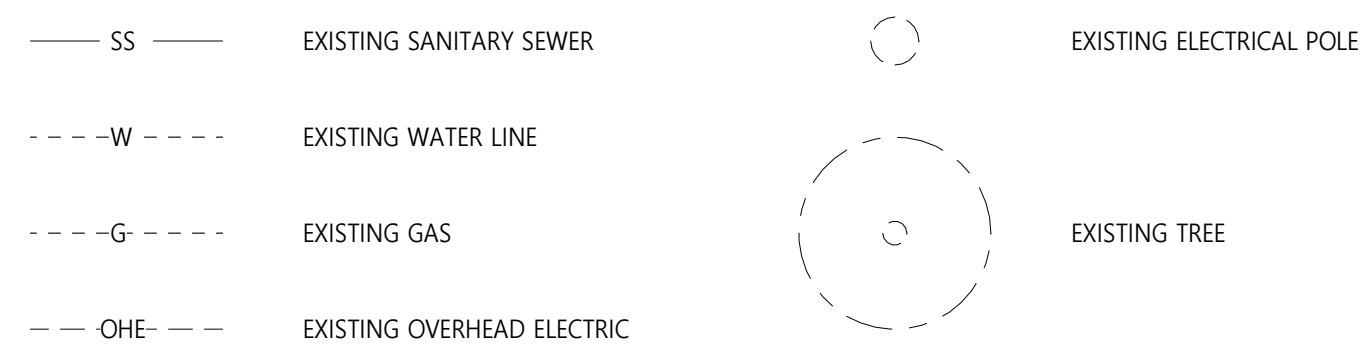
UTILITY PLAN NOTES

1.
- ALL UTILITY CONNECTION DETAILS WILL MEET THE CITY OF RALEIGH STANDARDS. SIGNED AND SEALED CONNECTION DETAILS WILL BE PROVIDED AS PART OF THE PERMIT DRAWING SET.

2.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND



SEALS:

LOUIS CHERRY  
ARCHITECTURE

JOLIE

UTILITY PLAN

PROJECT ADDRESS:		A-101
620 N. PERSON STREET, SUITE 101,		
RALEIGH, NC 27604		
Project No.: 1806		
Date	11/01/2018	
Scale:	As Indicated	



DOOR SCHEDULE									
LEVEL (HIDE)	KEY	DOOR		FRAME				HW	COMMENTS
		HEIGHT	WIDTH	MATERIAL	FINISH	MATERIAL	FINISH		
EXST. GROUND EXT.									
EXST. GROUND	1	8' - 0"	3' - 0"		T.B.D.	WOOD + GLASS		1 + 4	
EXST. GROUND	2	6' - 8"	3' - 0"		EXISTING	EXISTING		1	EXISTING 20 MIN. FIRE RATED
EXST. GROUND	3	6' - 8"	3' - 0"		EXISTING	EXISTING		1	EXISTING 20 MIN. FIRE RATED
INT.									
EXST. GROUND	4	7' - 0"	3' - 0"		EXISTING	EXISTING		2	
EXST. GROUND	5	7' - 0"	3' - 0"		EXISTING	EXISTING		2	
EXST. GROUND	6	7' - 0"	3' - 4"		EXISTING	EXISTING		3	

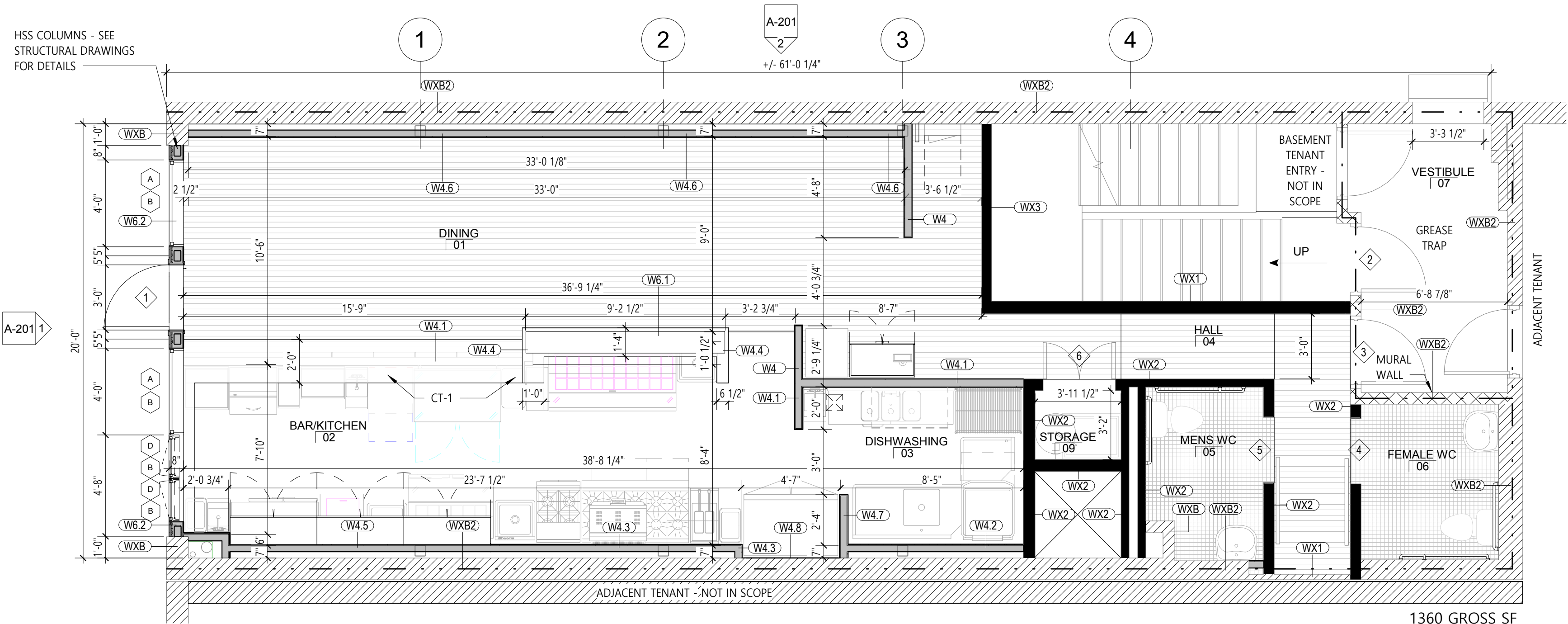
DOOR HARDWARE SCHEDULE		
KEY	DESCRIPTION	COMMENTS
1	PUSH PANIC HARDWARE	
2	SELF-CLOSING SLIDING DOOR CLOSERS	
3	LOCKED	
4	LONG DOOR PULL - BRONZE FINISH	ON EXTERIOR

WINDOW SCHEDULE								
TYPE MARK	LEVEL	HEAD HEIGHT	WIDTH	HEIGHT	MANUFACTURER	DESCRIPTION	COMMENTS	COUNT
A	EXST. GROUND	8' - 0"	4' - 0"	4' - 4"	T.B.D.	FIXED		2
B	EXST. GROUND	10' - 4"	4' - 0"	2' - 0"	T.B.D.	FIXED		3
C	EXST. GROUND	10' - 4"	3' - 0"	2' - 0"	T.B.D.	FIXED		1
D	EXST. GROUND	8' - 0"	2' - 0"	4' - 4"	T.B.D.	CASEMENT		2

## WALL LEGEND

<b>WXB2</b>	EXISTING 2HR RATED MASONRY WALL DEMISING WALL		<b>W4.3</b>	2X4 NEW PARTITION WALL, NO RATING. METAL STUDS W/GWB AND STAINLESS STEEL PANELS ON ONE SIDE	
<b>WXB</b>	EXISTING MASONRY WALL, NO RATING		<b>W4.4</b>	2X4 NEW PARTITION WALL, NO RATING. GWB AND 1-1/4" QUARTZ ON ONE SIDE. GWB AND FRP ON ONE SIDE	
<b>WX1</b>	EXISTING DEMISING WALL, 2 HR RATED, METAL STUDS, 2 TYPE X RATED GWB ON EACH SIDE PER UL DESIGN U419		<b>W4.5</b>	2X4 NEW PARTITION WALL, NO RATING. METAL STUDS W/TILE BACKERBOARD AND TILE ON ONE SIDE	
<b>WX2</b>	EXISTING WALL, METAL STUDS, GWB ON BOTH SIDES		<b>W4.6</b>	2X4 NEW PARTITION WALL, NO RATING. METAL STUDS W/GWB ON ONE SIDE	
<b>WX3</b>	EXISTING WALL, METAL STUDS, GWB ON INTERIOR, STUCCO ON EXTERIOR		<b>W4.7</b>	2X4 NEW PARTITION WALL, NO RATING. METAL STUDS W/GWB AND FRP ON ONE SIDE. GWB AND STAINLESS STEEL PANELS ON ONE SIDE.	
<b>W4</b>	2X4 NEW PARTITION WALL, NO RATING. METAL STUDS W/GWB ON BOTH SIDES		<b>W4.8</b>	STAINLESS STEEL PANELS	
<b>W4.1</b>	2X4 NEW PARTITION WALL, NO RATING. METAL STUDS W/GWB ON ONE SIDE. GWB AND FRP ON ONE SIDE		<b>W6.1</b>	2X6 NEW PARTITION WALL, NO RATING. GWB AND 1-1/4" QUARTZ ON ONE SIDE. GWB AND FRP ON ONE SIDE.	
<b>W4.2</b>	2X4 NEW PARTITION WALL, NO RATING. METAL STUDS W/GWB AND FRP ON ONE SIDE		<b>W6.2</b>	2X6 NEW EXTERIOR WALL, NO RATING 5/8" GWB ON INTERIOR 2X6 METAL STUDS WITH BATT INSULATION 3/4" PLYWOOD SHEATHING WEATHER RESISTANT BARRIER, AIR SPACE 3/4" PRESSURE TREATED WOOD SIDING	

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.



1  
A-102  
1/4" = 1'-0"

## GROUND PLAN

SEALS:

LOUIS CHERRY  
ARCHITECTURE

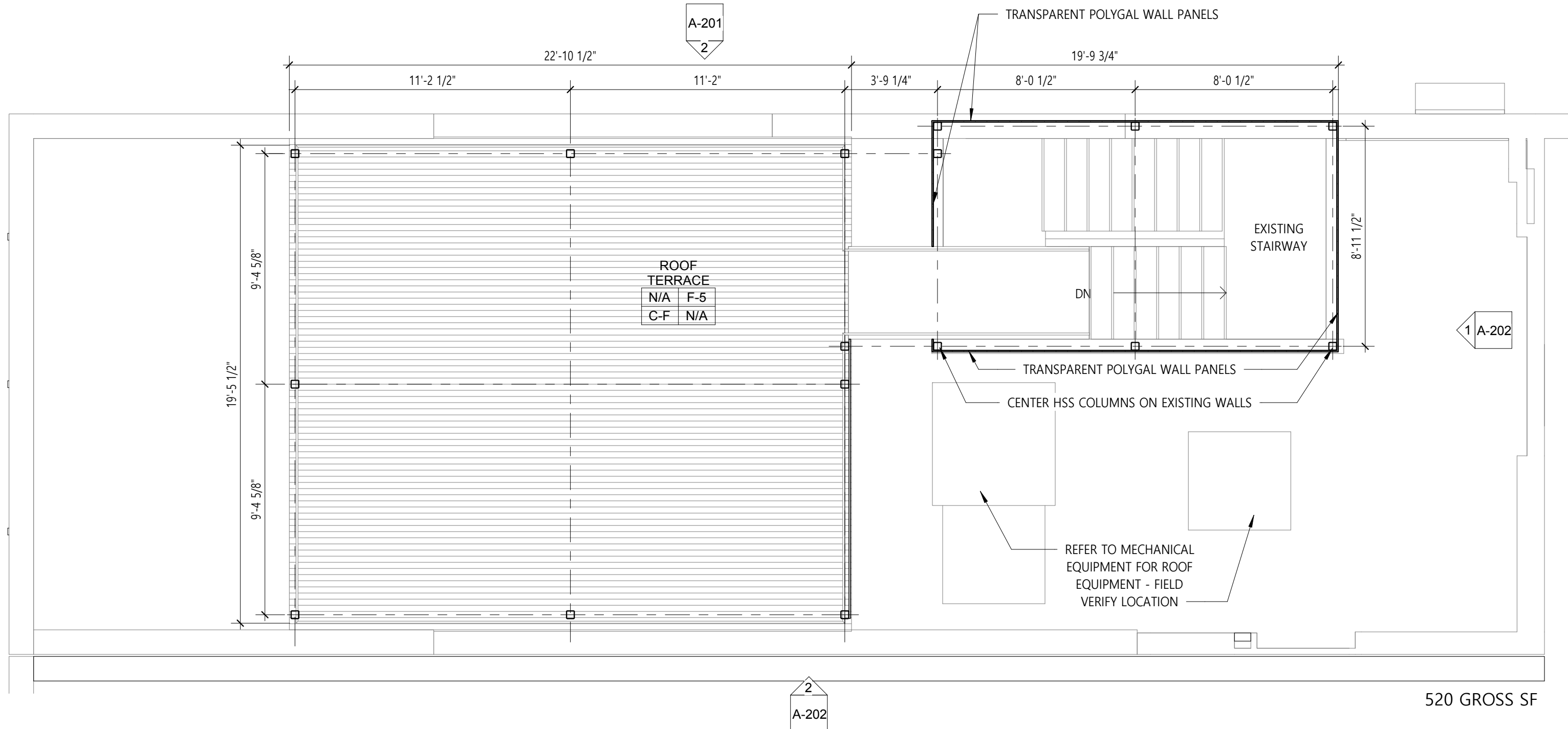
JOLIE

GROUND PLAN, WALL LEGEND,  
WINDOW AND DOOR SCHEDULE

PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

Project No.: 1806  
Date: 11/01/2018  
Scale: As indicated  
A-102

A-201 1



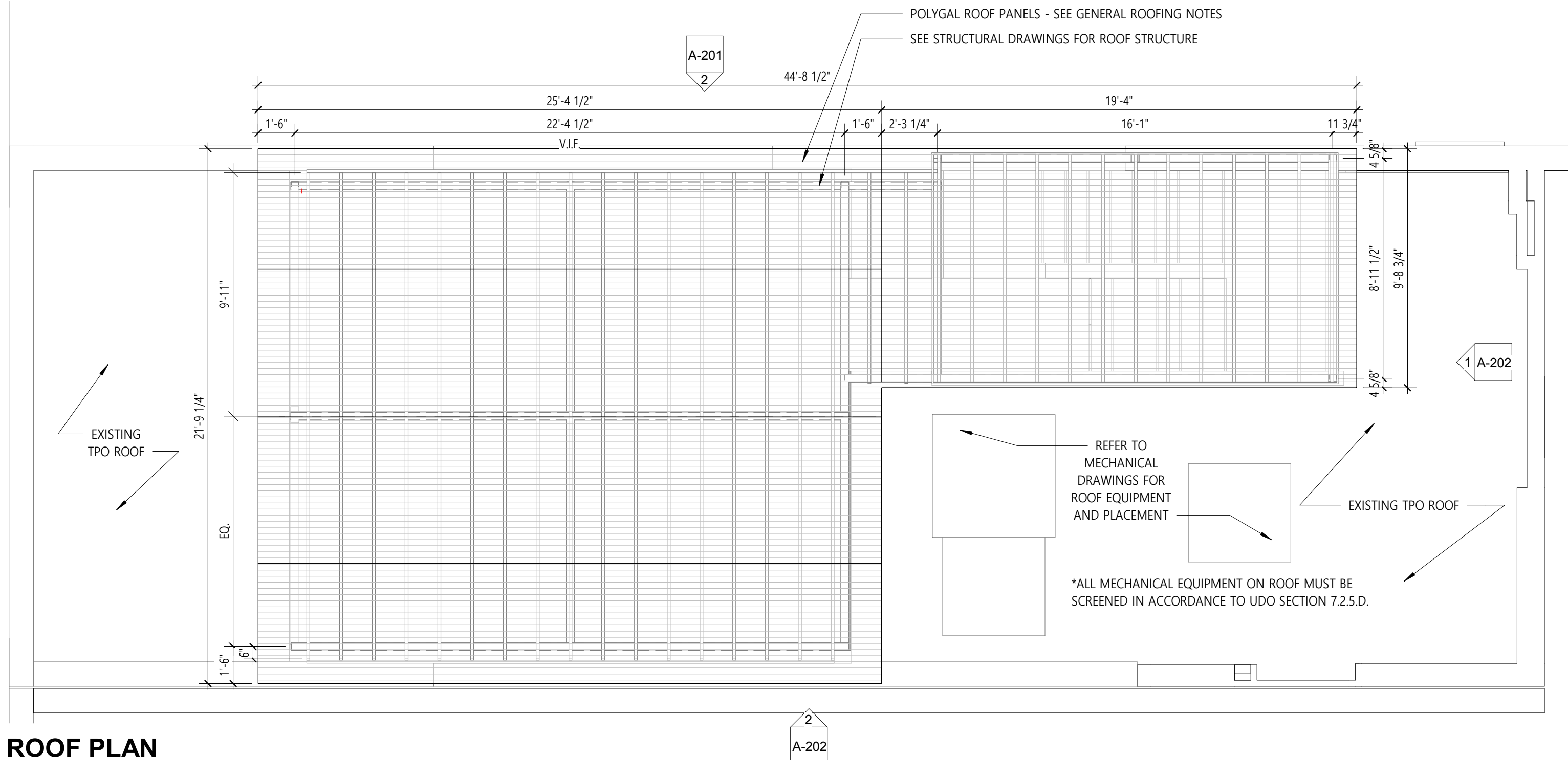
5

A-103

## TERRACE PLAN

1/4" = 1'-0"

A-201 1



1

A-103

## TERRACE ROOF PLAN

1/4" = 1'-0"

### TERRACE ROOF PLAN

JOLIE

SEALS:

LOUIS CHERRY  
ARCHITECTURE

PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

Project No.: 1806

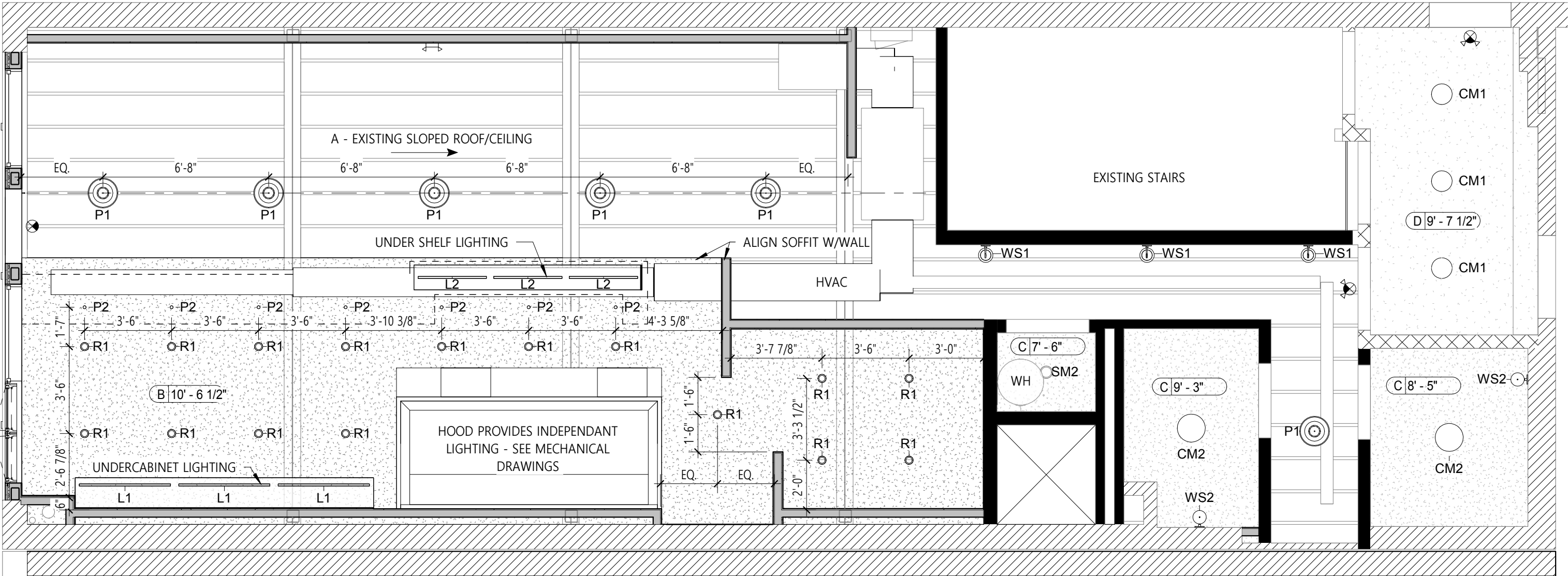
Date: 11/01/20108

Scale: 1/4" = 1'-0"

A-103

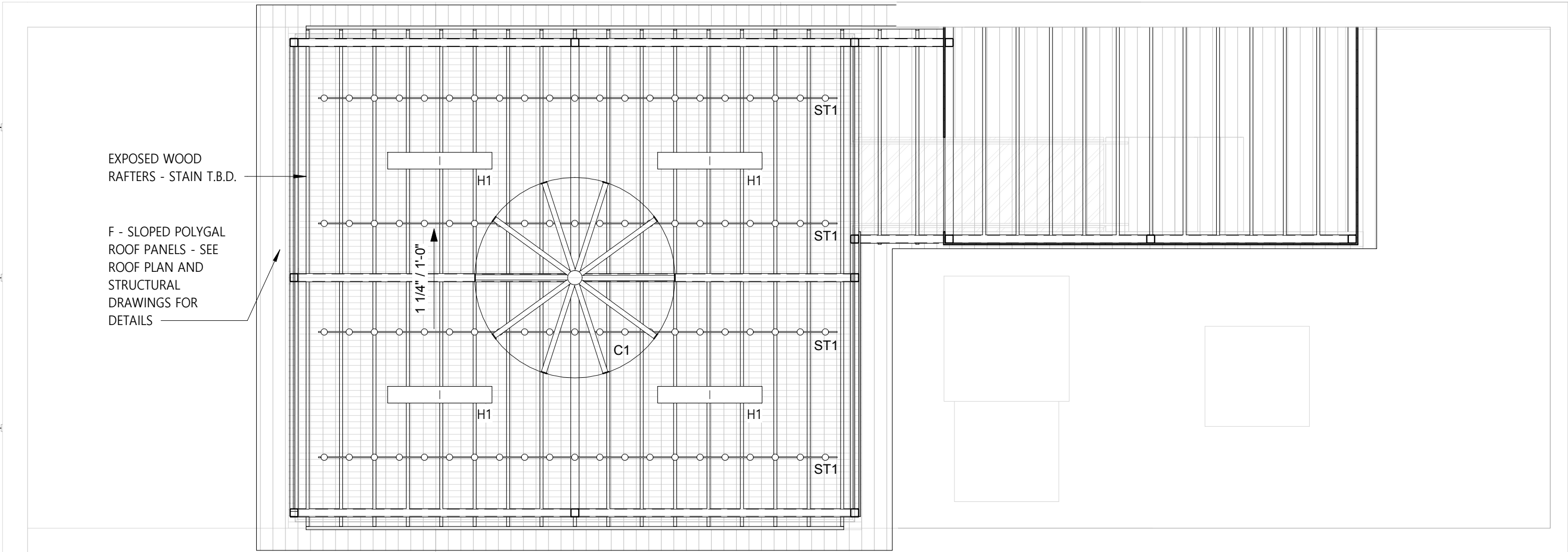


LIGHTING SCHEDULE			
KEY	DESCRIPTION	MANUFACTURER	COUNT
C1	8'-0" ESSENCE	Big Ass Fans	1
CM1	SURFACE MOUNTED SCHOOLHOUSE LIGHT	Rejuvenation	3
CM2	SURFACE MOUNTED LIGHT	Rejuvenation	2
L1	UNDERCABINET LED LIGHT STRIP	T.B.D.	9
L2	UNDER SHELF LED LIGHT STRIP	T.B.D.	6
P1	SCHOOLHOUSE PENDANT LIGHT		6
P2	MICRO TUBE LED PENDANT LIGHT	SONNEMAN	7
R1	4" RECESSED CAN		16
SM1	EXTERIOR SURFACE MOUNTED LIGHT		3
SM2	EXISTING SURFACE MOUNTED LIGHT	EXISTING	1
ST1	STRING LIGHTS		4
WS1	CORRIDOR WALL SCONCE		3
WS2	BATHROOM SCONCE		2



2 GROUND REFLECTED CEILING PLAN

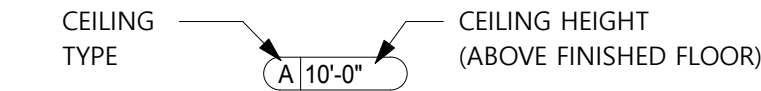
1/4" = 1'-0"



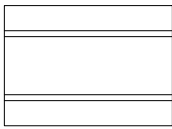
3 ROOF TERRACE REFLECTED CEILING PLAN

1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

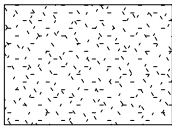


PATTERN	KEY	CEILING MATERIAL
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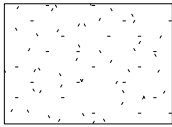
A

EXPOSED STRUCTURE - PAINTED



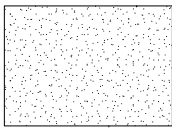
B

SCRUBBABLE GYPSUM WALL BOARD CEILING



C

EXISTING GYPSUM WALL BOARD CEILING



D

EXISTING EXTERIOR CEILING



E

NOT USED



F

POLY GAL ROOF PANELS

SYMBOL	DESCRIPTION
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P1

SCHOOLHOUSE PENDANT



P2

SONNEMAN 2" ALC SMALL LED PENDANT 3055.25 BK25



R1

RECESSED CAN LIGHT



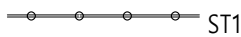
CM1

EXTERIOR SURFACE MOUNTED LIGHT FIXTURE



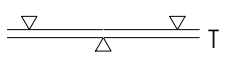
CM2

INTERIOR SURFACE MOUNTED LIGHT FIXTURE



ST1

EXTERIOR STRING LIGHT



T

TRACK LIGHTING



WS1

WALL SCONCE



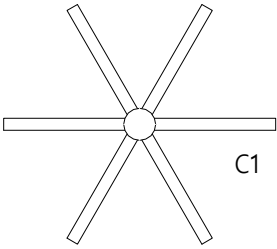
WS2

BATHROOM WALL SCONCE



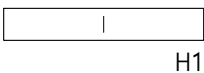
SM1

EXTERIOR SURFACE MOUNTED FIXTURE



C1

EXTERIOR CEILING FAN



H1

EXTERIOR WALL MOUNTED HEATER



RETRACTABLE CLEAR VINYL WEATHER SCREEN



EMERGENCY EGRESS LIGHT FIXTURE



EXIT SIGN FIXTURE



COMBINATION EXIT SIGN AND EMERGENCY EGREE LIGHT FIXTURE

REFLECTED CEILING PLANS

JOLIE

SEALS:

LOUIS CHERRY  
ARCHITECTURE

Project No.: 1806  
Date: 11/01/2018  
Scale: 1/4" = 1'-0"

PROJECT ADDRESS:  
620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604

A-121





## WEST ELEVATION

1  
A-201

1/4" = 1'-0"



## NORTH ELEVATION

2

A-201

1/4" = 1'-0"

## EXTERIOR ELEVATION NOTES

1. ALL HEIGHTS TO BE FIELD VERIFIED.
2. ALL BRICK TO BE PAINTED, COLOR TO BE DETERMINED BY OWNER/ARCHITECT.
3. REFER TO STRUCTURAL DRAWINGS FOR ROOF TERRACE STRUCTURE.
4. ALL EXISTING RAILING TO REMAIN.
5. REPAIR ALL BRICK WORK AFTER INSTALLATION OF NEW STOREFRONT.
6. **PER RALEIGH UDO SECTION 1.5.9.B:**  
THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE THE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET OF THE BUILDING FACADE.
7. **PER RALEIGH UDO SECTION 1.5.9.B.3:**  
IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AN URBAN FRONTAGE IS APPLIED, A MINIMUM OF 60% OF THE STREET-FACING, STREET-LEVEL WINDOW PANE SURFACE ARE MUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET. WINDOWS SHALL NOT BE MADE OPAQUE BY NON-OPERABLE WINDOW TREATMENTS (EXCEPT CURTAINS, BLINDS OR SHADES WITH THE CONDITIONED SPACE).
8. **PER RALEIGH UDO SECTION 3.2.5.F:**  
A BUILDING IN A NX- ZONE MUST HAVE A % TRANSPARENCY AT THE GROUND STORY.
9. **PER RALEIGH UDO SECTION 1.5.9.C:**  
THE PLANNING AND DEVELOPMENT OFFICER MAY IN ACCORDANCE WITH SEC. 10.2.17 REDUCE THE REQUIRED TRANSPARENCY, SUBJECT TO ALL OF THE FOLLOWING FINDINGS:
  1. THE APPROVED ALTERNATE MEETS THE INTENT OF THE TRANSPARENCY REQUIREMENTS;
  2. THE APPROVED ALTERNATE CONFORMS WITH THE COMPREHENSIVE PLAN AND ADOPTED CITY PLANS; AND
  3. THE STREET-FACING BUILDING FACADE UTILIZES OTHER ARCHITECTURAL TREATMENTS TO CREATE VISUAL INTEREST TO OFFSET THE REDUCTION IN TRANSPARENCY.
10. **EXISTING FACADE AREA:** 367 SF  
**EXISTING FENESTRATION TRANSPARENCY:** 121 SF/ 367 SF = 33% TRANSPARENCY  
**NEW FENESTRATION TRANSPARENCY:** 106 SF/ 367 SF = 29% TRANSPARENCY
11. REQUESTING ADMINISTRATIVE ALTERNATE FOR REDUCED TRANSPARENCY.

SEALS:

LOUIS CHERRY  
ARCHITECTURE

JOLIE

EXTERIOR ELEVATIONS

Project No.: 1806

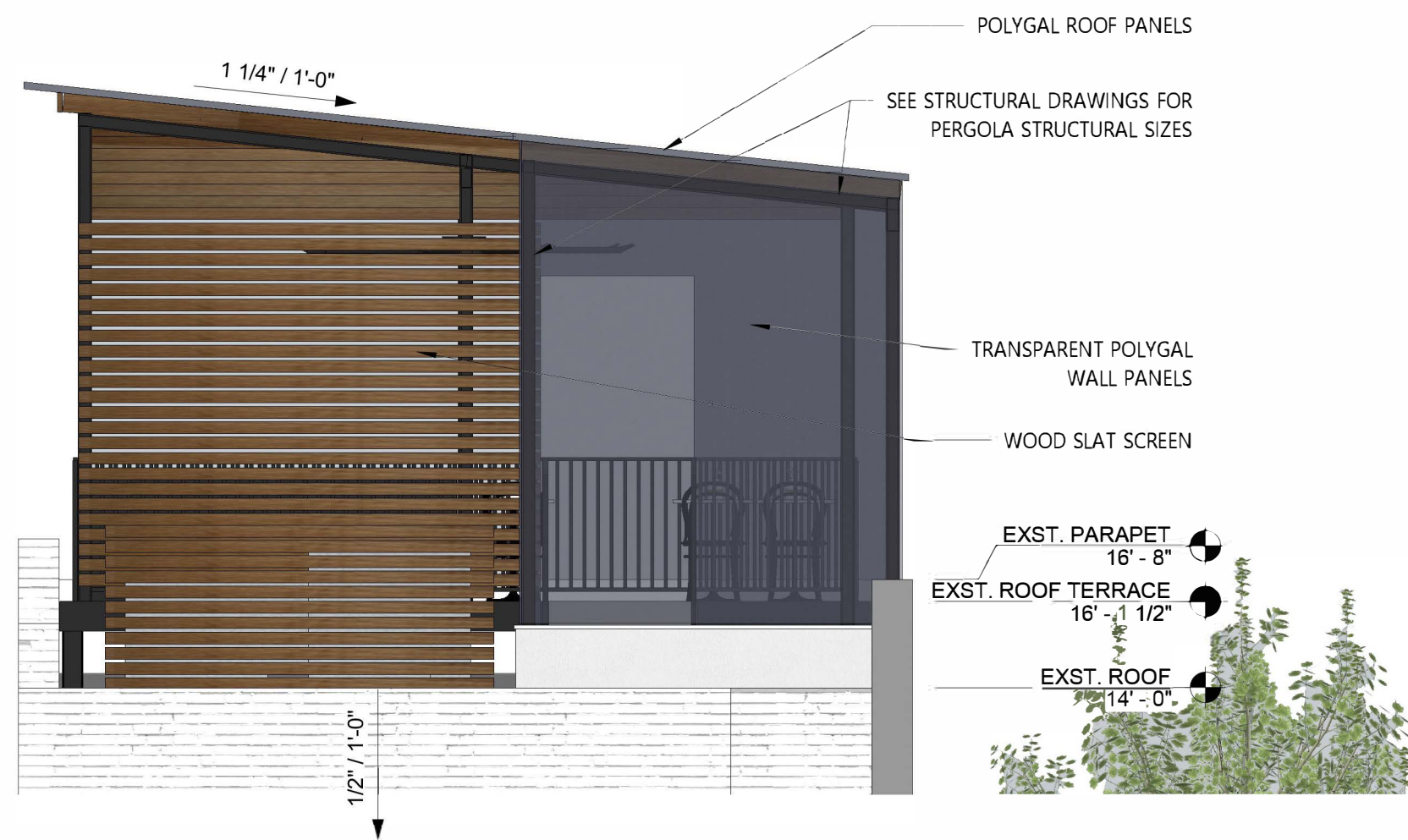
Date: 08/16/2018

Scale: 1/4" = 1'-0"

A-201

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620 N. PERSON STREET, SUITE 101,  
RALEIGH, NC 27604





1  
A-202  
**EAST ELEVATION**  
1/4" = 1'-0"



2  
A-202  
**SOUTH ELEVATION**  
1/4" = 1'-0"

EXTERIOR ELEVATIONS

Project No.:	1806
Date	08/16/2018
Scale:	1/4" = 1'-0"

**A-202**

**JOLIE**

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RALEIGH, NC 27604

SEALS:

LOUIS CHERRY  
ARCHITECTURE